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*As I sell*

## THE TREND TOWARD METROPOLITAN AREAS

**I**N spite of atomic bomb threats, metropolitan areas, most of them target areas, are attracting migrants from rural communities in large numbers. I hope you read "How Attractive Is Your City?,"\* a bulletin in which we ranked 211 Standard Metropolitan Statistical Areas in the United States on the basis of their net immigration during the past 10 years. We were not concerned with the aesthetic characteristics of a city which might make it attractive. Neither oceans, mountains, nor lakes entered into our judgment, which was mathematical and impersonal. We assumed that a city is attractive if it attracts people from other areas, and that a city experiencing a net outmigration from this standpoint is unattractive.

The mathematical basis of our computations was as follows. We started with the 1960 population of the metropolitan area as defined by the Census. We subtracted from this the 1950 population for the same area in order to get the net growth or loss in population. We then accumulated all of the births for the area and subtracted from them the deaths during the same period. The excess of births over deaths represented the natural increase. We then subtracted the natural increase from the total increase in population in order to find the net migratory gain or loss.

As I studied our printed bulletin I wondered what the migratory gain or loss would be of nonmetropolitan areas, and so I had our statistical department compute for me the migratory gain or loss for those areas of each State which are not included in the standard metropolitan districts.

On this impersonal basis we found that only 12 States showed a migratory gain in nonmetropolitan areas, and one-fourth of these were heavily populated but small eastern States, like Delaware, New Jersey, and Rhode Island. These States do not have a great deal of genuine rural population. In 36 States, outmigration exceeded immigration during the 1950-60 period.

The table on the center spread of this report shows how these figures are derived for each State. In the first two columns the 1960 and 1950 populations

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\*See The Real Estate Analyst, October 31, 1961, "How Attractive Is Your City?"

# MIGRATORY GAINS AND LOSSES IN METROPOLITAN AND NONMETROPOLITAN AREAS, 1950-1960

State	Population 1960	Population 1950	Total Migratory Gain or Loss 1950-60	Metropolitan Migratory			Nonmetropolitan Migratory		
				Number	Population	Rank	Number	Population	Rank
Alabama	3,266,740	3,061,743	-368,000	+8,437	+0.3	35	-376,437	-12.3	41
Arizona	1,302,161	749,587	+330,000	+326,680	+43.6	3	+3,320	+0.4	10
Arkansas	1,786,272	1,909,511	-433,000	-8,003	-0.4	42	-424,997	-22.3	49
California	15,717,204	10,586,223	+3,145,000	+2,923,255	+27.6	4	+221,745	+2.1	6
Colorado	1,753,947	1,325,089	+164,000	+244,519	+18.5	5	-80,519	-6.1	26
Connecticut	2,535,234	2,007,280	+234,000	+157,792	+7.9	11	+76,208	+3.8	3
Delaware	446,292	318,085	+64,000	+43,944	+13.8	6	+20,056	+6.3	2
District of Columbia	763,956	802,178	-157,154	-157,154	-19.6	40	-	0.0	13
Florida	4,951,560	2,771,305	+1,617,000	+1,231,945	+44.5	2	+385,055	+13.9	1
Georgia	3,943,116	3,444,578	-214,000	+165,650	+4.8	16	-379,650	-11.0	39
Idaho	667,191	588,637	-40,000	0	0.0	41	-40,000	-6.8	30
Illinois	10,081,158	8,712,176	+124,000	+321,239	+3.7	20	-197,239	-2.3	19
Indiana	4,662,488	3,934,224	+63,000	+90,123	+2.3	29	-27,123	-0.7	16
Iowa	2,757,537	2,621,073	-233,000	+3,178	+0.1	37	-236,178	-9.0	35
Kansas	2,178,611	1,905,299	-44,000	+111,202	+5.8	14	-155,202	-8.1	34
Kentucky	3,038,156	2,944,806	-390,000	+34,493	+1.3	33	-424,493	-14.4	45
Louisiana	3,257,022	2,683,516	-50,000	+114,423	+4.3	18	-164,423	-6.1	27
Maine	969,265	913,774	-66,000	-16,279	-2.0	45	-47,721	-5.2	25
Maryland	3,100,689	2,343,001	+320,000	+317,776	+13.6	7	+2,224	+0.1	12
Massachusetts	5,148,578	4,690,514	-93,000	-123,281	-2.6	46	+30,281	+0.6	9
Michigan	7,823,194	6,371,766	+156,000	+178,814	+2.8	24	-22,814	-0.4	15
Minnesota	3,413,864	2,982,483	-97,000	+90,593	+3.0	21	-187,593	-6.3	28
Mississippi	2,178,141	2,178,914	-434,000	+10,350	+0.5	34	-444,350	-20.4	48
Missouri	4,319,813	3,954,653	-130,000	+52,177	+1.3	31	-182,177	-4.6	24

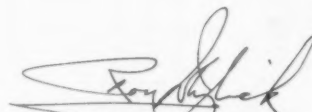
Montana	674,767	591,024	-25,000	+16,831	+2.8	23	-41,831	-7.1	32
Nebraska	1,411,330	1,325,510	-117,000	+31,475	+2.4	28	-148,475	-11.2	40
Nevada	285,278	160,083	+86,000	+85,674	+53.5	1	+326	+0.2	11
New Hampshire	606,921	533,242	+13,000	+973	+0.2	36	+12,027	+2.3	5
New Jersey	6,066,782	4,835,329	+577,000	+437,023	+9.0	8	+139,977	+2.9	4
New Mexico	951,023	681,187	+52,000	+61,508	+9.0	9	-9,508	-1.4	17
New York	16,782,304	14,830,192	+210,000	+227,184	+1.5	30	-17,184	-0.1	14
North Carolina	4,556,155	4,061,929	-328,000	+51,613	+1.3	32	-379,613	-9.3	36
North Dakota	632,446	619,636	-105,000	-4,052	-0.7	43	-100,948	-16.3	46
Ohio	9,706,397	7,946,627	+409,000	+340,829	+4.3	17	+68,171	+0.9	8
Oklahoma	2,328,284	2,233,351	-219,000	+91,679	+4.1	19	-310,679	-13.9	43
Oregon	1,768,687	1,521,341	+16,000	+42,248	+2.8	25	-26,248	-1.7	18
Pennsylvania	11,319,366	10,498,012	-475,000	-209,461	-2.0	44	-265,539	-2.5	21
Rhode Island	859,488	791,896	-26,000	-36,183	-4.6	48	+10,183	+1.3	7
South Carolina	2,382,594	2,117,027	-222,000	+52,935	+2.5	27	-274,935	-13.0	42
South Dakota	680,514	652,740	-94,000	+66	0.0	38	-94,066	-14.4	44
Tennessee	3,567,089	3,291,718	-273,000	+83,838	+2.5	26	-356,838	-10.8	38
Texas	9,579,677	7,711,154	+114,000	+688,038	+8.9	10	-574,038	-7.4	33
Utah	890,627	688,862	+10,000	+34,307	+5.0	15	-24,307	-3.5	22
Vermont	389,881	377,747	-38,000	0	0.0	40	-38,000	-10.1	37
Virginia	3,966,949	3,318,680	+15,000	+236,878	+7.1	12	-221,878	-6.7	29
Washington	2,853,214	2,378,963	+88,000	+146,233	+6.1	13	-58,233	-2.4	20
West Virginia	1,860,421	2,005,552	-447,000	-69,009	-3.4	47	-377,991	-18.8	47
Wisconsin	3,951,777	3,434,575	-53,000	+102,845	+3.0	22	-155,845	-4.5	23
Wyoming	330,066	290,529	-20,000	0	0.0	39	-20,000	-6.9	31
Total	178,464,236	150,697,361	+2,615,846	+8,533,345	+5.7		-5,917,499	-3.9	

are shown. The third column shows the total migratory gain or loss from 1950 to 1960 for each State. The fourth, fifth and sixth columns show the migratory gain or loss for each State in standard metropolitan areas only -- in number, as a percentage of 1950 population, and the ranking of each State on the basis of its metropolitan migratory gain or loss. The seventh, eighth and ninth columns show the nonmetropolitan migratory gain or loss in number, as a percentage of the 1950 population, and the ranking of the State on the basis of its nonmetropolitan gain or loss.

From the impersonal test of migration, Florida is the most attractive of the 48 States shown, as all seven of its metropolitan areas have had heavy immigration from 1950 to 1960, and in the bulletin, "How Attractive Is Your City?," these seven fall in the top fifth of all metropolitan areas. Its nonmetropolitan migratory gain leads all other States by a wide margin, even surpassing California by more than 70 percent in actual numbers, and by a still larger amount on a percentage basis. In the 10-year period the nonmetropolitan areas of Florida gained by 13.9 percent in comparison with their population 10 years earlier. Delaware, with relatively little acreage in nonmetropolitan areas, gained 6.3 percent.

The heaviest migratory losses in the United States were in Arkansas, where migration was responsible for a loss of 22.3 percent from nonmetropolitan areas, and a loss of 0.4 percent from metropolitan areas. Pennsylvania presents a rather peculiar picture. In migratory gain or loss in metropolitan areas it ranks forty-fourth, while in the migratory gain or loss in the nonmetropolitan areas it ranks twenty-first. Apparently from this impersonal standpoint its nonmetropolitan areas are more attractive than its cities.

Oklahoma is just the reverse. Its metropolitan net migratory gain placed it nineteenth among the 48 States, but its nonmetropolitan migratory loss placed it forty-third. Apparently its metropolitan areas are more attractive than the remainder of the State. The same would be true of Texas, whose metropolitan migratory gain placed it tenth, and its nonmetropolitan migratory loss placed it thirty-third.



ROY WENZLICK

